

March 13, 2013

**ITEM NO. C6**

**AUTHORIZATION TO ENTER INTO A CONTRACT WITH OAKLEY  
CONSTRUCTION CO., INC. FOR THE LIFE SAFETY AND ADA UPGRADES  
AT LAS AMERICAS APARTMENTS**

**To the Honorable Board of Commissioners:**

**RECOMMENDATION**

It is recommended that the Board of Commissioners authorize the Chief Executive Officer or his designee to enter into a contract with Oakley Construction Co., Inc. for building life safety upgrades, the modernization of common areas, and exterior improvements at the Las Americas Apartments, a Senior building located at 1611 South Racine Avenue, in the amount of \$1,747,080. The work is to be completed by no later than two hundred forty (240) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

The Development Executive Vice President (EVP), the Office of the General Counsel and the Department of Procurement and Contracts have completed all necessary due diligence to support the submission of this initiative and recommend the approval of this item accordingly.

**CORPORATE GOAL:** Ensure the Chicago Housing Authority's portfolio is safe, decent and sustainable.

**FUNDING:** General Fund - FY2013

**SOLICITATION SUMMARY**

**Specification No.:** IFB 12 - 01015

**Vendor No:** Oakley Construction Co., Inc.  
Augustine Afriyie, President  
7815 S. Claremont  
Chicago, IL 60620

**Contract Type:** Construction Services

**Solicitation Release Date:** December 14, 2012

**Base Contract Amount:** \$1,747,080

**Days Advertised:** twenty nine (29) business days

**Base Contract Period:** two hundred forty  
(240) calendar days

**Addendum(s):** January 3, 2013  
January 11, 2013

**Option Period:** not applicable

**Pre-Bid/Proposal Date:** December 20, 2012

**Publications:** Chicago Sun-Times, Defender,  
Extra, CHA website, BuySpeed

**Solicitation Due Date:** January 22, 2013

**Vendor List:** 650

**Assist Agencies:** 64

**Pick-Up List:** 50

**Respondents:** 4

## **COMPLIANCE**

	<b>New Hires Needed</b>	<b>Required</b>	<b>Proposed</b>
M/W/DBE Participation	N/A	40.00%	40.00% (MBE)
Section 3 Hiring No. (30% of new hires)	1	0.3	1
Section 3 Business Concern	N/A	10.00%	40.46%

## **GENERAL BACKGROUND**

The purpose of this contract is to modernize the building to comply with the high-rise life safety ordinance, to modernize capital maintenance components, and to perform selective site work, including sidewalk repairs. These activities will enhance accessibility at building entrances and common areas, upgrade existing life safety features, and add new life safety equipment, such as a complete fire alarm system, extend the useful life of the building, increase the value of the property, and improve the overall quality of the development.

The apartment building is a nine (9) story building containing two hundred twelve (212) dwelling units. It was completed in 1975, and is located at 1611 South Racine Avenue.

The scope of work for the building includes, but is not limited to:

### **Fire Life Safety Improvements**

- Install emergency generator and Automatic Transfer Switches (ATS)
- Installation of smoke and CO detectors as required
- Installation of additional exit signs and emergency lighting as required
- Provide a complete fire alarm system including speakers and strobes
- Installation of a new fire pump
- Installation of a fire sprinkler system for all areas of the building with sprinkler heads

### **Other Building Improvements**

- Security Camera Installation (lobbies and hallways)
- Common area modifications to comply with the Americans with Disabilities Act (ADA) code requirements
- Replacement of the existing emergency generator with a new 200 Kilowatts natural gas generator and associated panels, transfer switches, etc.

The Fire Life Safety upgrades are recommended in order to provide systems that are compliant with the City of Chicago's recently enacted Life Safety and High Rise Ordinance, and the Chicago Building Code. This Ordinance requires improvements to this and other buildings by the end of 2014. The designs include elements which will achieve this goal. Other improvements are needed to provide greater ADA accessibility. The existing emergency generator has proven to be unreliable and requires replacement for the safety of the residents. And general Capital Maintenance work is being performed to keep the building viable and maintain or increase its value.

The Board action recommended in this item complies in all material respects with all applicable Chicago Housing Authority board policies and all applicable Department of Housing and Urban Development procurement laws.

The EVP of Development concurs with the recommendation to enter into a contract with Oakley Construction Co., Inc. for the building life safety upgrades, modernization of common areas, and exterior improvements in the amount of \$1,747,080 at Las Americas Apartments.

The CEO/President recommends the approval to execute a contract with Oakley Construction Co., Inc. for the building life safety upgrades, modernization of common areas, and exterior improvements at Las Americas Apartments.

**RESOLUTION NO. 2013-CHA-23**

**WHEREAS,** the Board of Commissioners has reviewed the Board Letter dated March 13, 2013, entitled "AUTHORIZATION TO ENTER INTO A CONTRACT WITH OAKLEY CONSTRUCTION CO., INC. FOR THE LIFE SAFETY AND ADA UPGRADES AT LAS AMERICAS APARTMENTS";

**THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY**

**THAT** the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with Oakley Construction Co., Inc. for building life safety upgrades, the modernization of common areas, and exterior improvements at the Las Americas Apartments, a Senior building located at 1611 South Racine Avenue, in the amount of \$1,747,080. The work is to be completed by no later than two hundred forty (240) calendar days from the date set forth in the Notice to Proceed as part of the Capital Maintenance Program.

This award is subject to the Contractor's compliance with the CHA's MBE/WBE/DBE, Section 3, and bonding and insurance requirements for this contract.

